

AVAILABLE FOR LEASE
SOUTHSIDE PLAZA

3314 S. MOONEY BOULEVARD
VISALIA, CA

YOUR SIGN HERE

For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
t 559-625-2128
zeeb@aol.com
CA RE Lic. #00847045

JOHN AKERS
SENIOR ASSOCIATE
t 559-625-2128
john@zeebre.com
CA RE Lic. #00871521

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3314 S. MOONEY BOULEVARD
VISALIA, CA

PROPERTY INFORMATION

Available Space:	2,004± SF
Property Type:	Retail space
Zoning:	CN (<i>Neighborhood Commercial</i>)
APN:	122-300-050 (<i>Tulare County</i>)
Parking:	On-site

PROPERTY DESCRIPTION

Great Mooney Boulevard exposure. Clean open retail space in a thriving center with very reasonable rent. Former fully equipped Boba Tea shop. Equipment can be purchased from previous tenant.

LOCATION DESCRIPTION

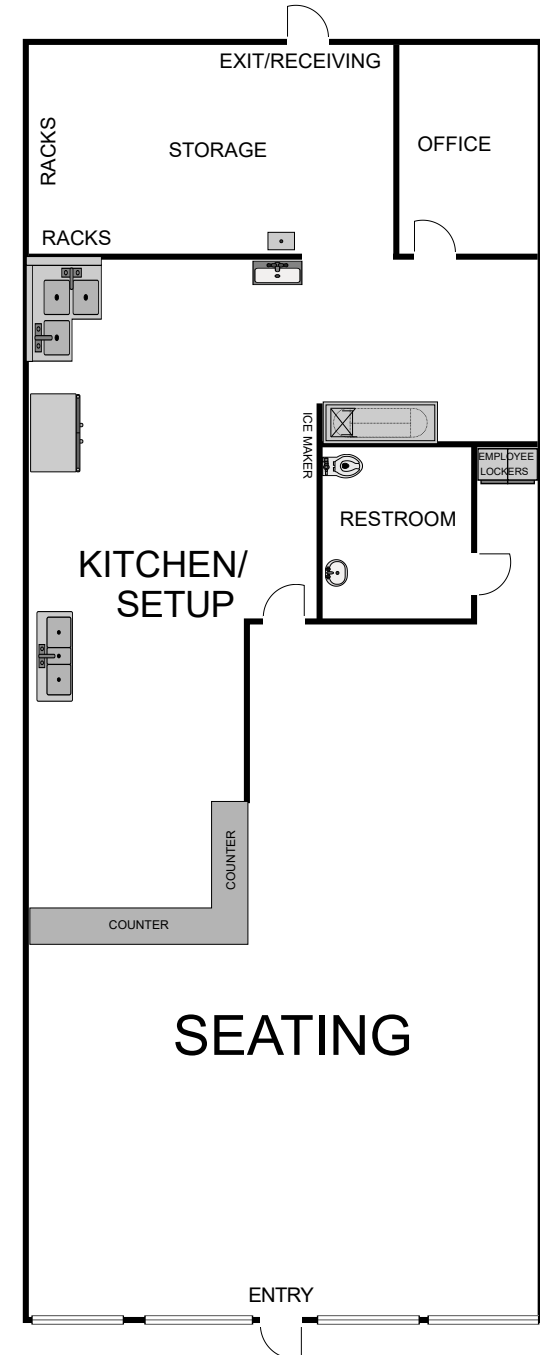
The property is situated on South Mooney Boulevard, a major commercial thoroughfare in Visalia known for retail and dining.

Call today for an appointment to see.



\$1.40
PER SF

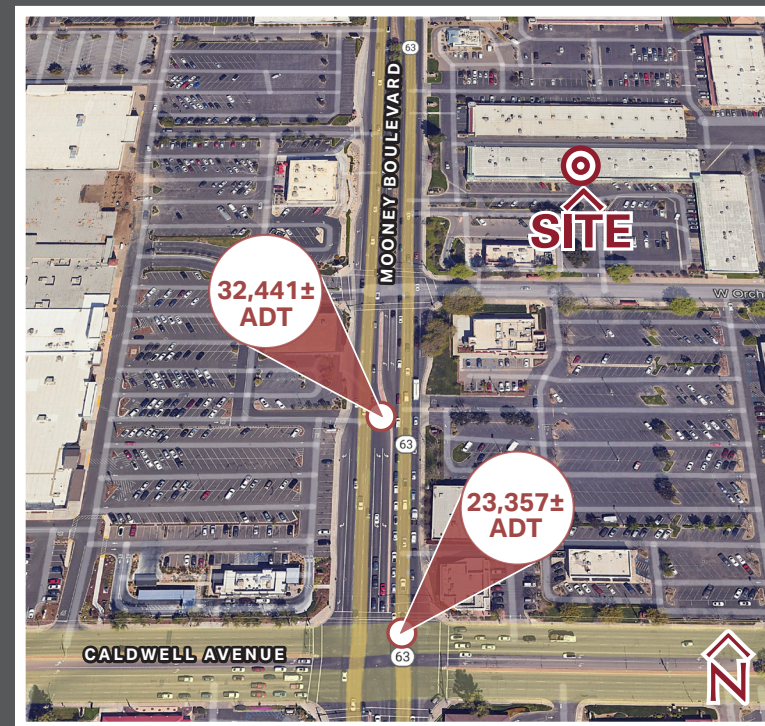
NNN
LEASE RATE



3314 S. MOONEY BOULEVARD
VISALIA, CA

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	13,882	83,376	158,178
	2025 Estimate	13,997	82,957	154,600
	Growth 2025-2030	-0.82%	0.51%	2.31%
	Growth 2020-2025	4.45%	2.44%	4.96%
	Growth 2010-2020	-3.89%	4.24%	11.29%
HOUSEHOLD	2030 Projection	4,945	29,294	51,948
	2025 Estimate	4,966	29,095	50,826
	Growth 2025-2030	-0.43%	0.68%	2.21%
	Growth 2020-2025	6.23%	3.22%	5.04%
	Growth 2010-2020	-7.77%	2.74%	9.21%
	2025 Est. Average HH Income	\$90,627	\$98,094	\$108,386

Source: Claritas 2025



TRAFFIC COUNTS
(Within a One Mile Radius)

32,441± ADT

Mooney Boulevard

23,357± ADT

Mooney at Caldwell Avenue

Source: Kalibrate TrafficMetrix 2025



For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
559-625-2128
ZEEB@AOL.COM
CA RE Lic. #00847045

JOHN AKERS
SENIOR ASSOCIATE
559-625-2128
JOHN@ZEEBRE.COM
CA RE Lic. #00871521



Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.